

Document #4749

5/1/86



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL RR-117  
IN THE SOUTH END URBAN RENEWAL AREA  
PROJECT NO. MASS. R-56

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Cardinal's Rehab, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel RR-117 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Cardinal's Rehab, Inc. be and hereby is tentatively designated as Redeveloper of Disposition Parcel RR-117 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
  - (i) Evidence of the availability of necessary equity funds, as needed; and
  - (ii) Evidence of firm financial commitments from banks or other lending institutions; and



(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel RR-117 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Cardinal's Rehab Inc.,  
b. Address and ZIP Code of Redeveloper: 25 Union Street, Boston, MA 02108  
c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Roxbury, MA  
(Name of Urban Renewal or Redevelopment Project Area)in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>45 Thorndike Street, Roxbury, MA  
3 Unit Brick Townhouse

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.
- ☒ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:  
January, 1986

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



**PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)**

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODEPOSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODEDESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Most Rev. Robert J. Banks  
Rev. Paul Mahan

Rev. Michael F. Groden  
Rev. James Haddad

**B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION**

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



## PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved  
OMB No. 63R-0867

## 1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$ 107,000.00  
 b. Cost per dwelling unit of any residential redevelopment. . . . . \$ 35,666.66  
 c. Total cost of any residential rehabilitation . . . . . \$ 107,000.00  
 d. Cost per dwelling unit of any residential rehabilitation . . . . . \$ 35,666.66

## 2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT  | ESTIMATED AVERAGE<br>MONTHLY RENTAL | ESTIMATED AVERAGE<br>SALE PRICE |
|---------------------------------|-------------------------------------|---------------------------------|
| 2 BR Limited Equity Cooperative |                                     | 35,666.66                       |

## b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

None

## c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, stoves, washer &amp; dryer

## CERTIFICATION

I (We)<sup>1</sup> Peter M. Woodfordcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>Dated: April 18, 1986

Dated: \_\_\_\_\_

Peter M. Woodford  
 Signature

\_\_\_\_\_  
 Signature

Director, Cardinal's Rehab, Inc.  
 Title

\_\_\_\_\_  
 Title

25 Union Street, Boston, MA 02108  
 Address and ZIP Code

\_\_\_\_\_  
 Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



FRANCISCAN SISTERS OF THE ATONEMENT  
EMMANUEL HOUSE  
11 NEWCOMB STREET, BOSTON, MASS. 02118

April 24, 1986

Muhammad Ali-Salaam  
Boston Redevelopment Authority  
2406 Washington Street  
Boston, MA 02119

Dear Mr. Ali-Salaam:

After several attempts, and much enlightenment, all in an effort to acquire a vacant building; 45 Thorndike Street, from the Boston Redevelopment Authority, on behalf of Mr. William Ross, I now realize that my original hopes were unrealistic.

Rather than lose the opportunity of acquiring this building as a home for William Ross and his family, I have turned to the Cardinal's Rehab, Inc. for support because of my inability to carry out all the necessary requirements requested by the Boston Redevelopment Authority.

The Cardinal's Rehab, Inc., a Housing Program of the Catholic Archdiocese of Boston, has been established to help alleviate some of the homeless and housing crisis existing in Boston and the surrounding areas.

On becoming familiar with the philosophy and purpose of the Cardinal's Rehab, Inc., I am confident that this program will do a good job in redeveloping 45 Thorndike Street. Under their limited equity cooperation plan, the Cardinal's Rehab, Inc. will provide William Ross and his family the opportunity for home ownership.

Sincerely yours,

*Sister M. Eilish Sweeney*  
Sister M. Eilish Sweeney  
Emmanuel House Special Services



# HAYMARKET BANK

April 29, 1986

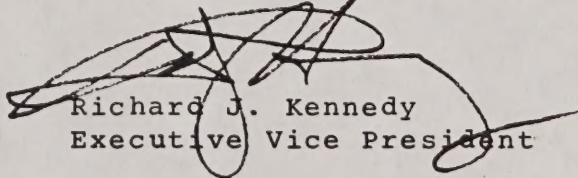
Mr. Peter M. Woodford  
Cardinal's Rehab, Inc.  
25 Union Street  
Boston, Massachusetts 02108

Dear Peter:

I am in receipt of your recent letter and accompanying enclosure relative to the 45 Thorndike Street property. I have reviewed your preliminary pro-forma and while we have not had an opportunity to finalize construction costs, it would appear that your proposal has merit, appears realistic, and should warrant the serious attention of the BRA.

The purpose of this letter is to simply let you know that we would be delighted to participate with you in this needed venture as your construction lender. We would welcome your formal application at any time.

Very truly yours,



Richard J. Kennedy  
Executive Vice President

RJK/caj



MEMORANDUM

May 1, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR FOR  
COMMUNITY PLANNING AND DEVELOPMENT  
MARIA FARIA, SOUTH END PROJECT COORDINATOR  
MUHAMMAD ALI-SALAAM, SENIOR PLANNER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
TENTATIVE DESIGNATION OF REDEVELOPER OF RE-USE  
PARCEL RR-117/45 THORNDIKE STREET

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Summary: This memorandum requests that the Authority tentatively designate the Cardinal's Rehab, Inc. of 25 Union Street, Boston, Mass. as the redeveloper of Re-Use Parcel RR-117 for development into limited equity cooperative housing units for low-and-moderate income persons and families.

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Parcel RR-117, located at 45 Thorndike Street, is a three-story brick building on approximately 1,100 square feet of land in the South End Urban Renewal Area, Project No. Mass. R-56

The Archdiocese of Boston has expressed an interest in developing this three-story brick building through the Cardinal Rehab, Inc. program. The Cardinal Rehab, Inc. was established to introduce a new housing initiative to increase and to preserve affordable long-term housing opportunities for low and moderate income persons and families in urban areas. This particular program was designed to focus on rehabilitating three to fifteen unit abandoned buildings into limited equity cooperative housing units in perpetuity.

In an effort to assure the financial feasibility of its projects, part of the program will involve providing a revolving loan to help in the construction process. The Planning Office for Urban Affairs will remain available to serve as a technical resource and advisor to the cooperative's manager and Board of Directors. The program relies on the leadership of the Cardinal, the board of directors and parish staff to assure its successful completion.

The proposal submitted by the Cardinal's Rehab, Inc. calls for the rehabilitation of the 45 Thorndike Street property into three two-bedroom units to be marketed as limited equity cooperative housing units to low and moderate income persons and families. Mr. William Ross and his family have expressed an interest in participating in this housing



